

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 4 OF THE CITY CODE RELATING TO REQUIREMENTS FOR EXPEDITED BUILDING PLAN REVIEW AND WORKER PROTECTION STANDARDS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Title 4 (*Business Regulation and Permit Requirements*) of the City Code is amended to add a new Chapter 4-18 to read as follows:

CHAPTER 4-18. GENERAL PERMITTING STANDARDS.

§ 4-18-1 Expedited Building Plan Review.

- (A) The director of the Development Services Department may adopt requirements for providing expedited plan review for building permits and other applications required under Title 25 (*Land Development*).
- (B) Requirements for expedited building plan review adopted under this section must, at a minimum:
 - (1) Consolidate different disciplines of plan review required for approval of an application; and
 - (2) Provide for expedited turnaround time for plan review comments on an application and on subsequent updates submitted by the applicant; and
 - (3) Require certification under Section 4-18-2 (*Worker Protection Certification*) if the project is:
 - (a) Commercial and includes no residential uses;
 - (b) Over 75,000 square feet or exceeds \$7,500,000 in construction value; and

- (c) Submitted by an applicant other than a nonprofit organization that is tax exempt under 26 U.S.C § 501(c)(3) and operates within the planning jurisdiction.
- (C) In addition to submitting a complete permit application and providing such other information as may be required by the director, an applicant for expedited building plan review must pay an enhanced fee established by separate ordinance.

§ 4-18-2 Worker Protection Certification.

- (A) This section establishes provisions for certifying that development projects will meet specified worker protection standards. Compliance with this section is required only if specifically provided elsewhere in this Title or by separate ordinance.
- (B) If a project is required to be certified under this section, the accountable official may accept a permit application for review only if the application includes a third-party certification requiring that construction:
 - (1) Comply with the “Better Builder” program, as the program existed on February 2, 2017; or
 - (2) A similar program, as determined by the accountable official, that establishes comparable requirements for:
 - (a) Payment of a living wage;
 - (b) Completion of OSHA-10 training;
 - (c) Workers compensation;
 - (d) Hiring goals from local craft training programs;
 - (e) Compliance with all applicable state, federal, and local laws; and
 - (f) Independent onsite monitoring.

(C) A third-party certification required under this section must be on a form approved by the accountable official.

PART 3. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____	§	_____
	§	
, 2017	§	
		Steve Adler
		Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk